

Testimony for Bill 5638


There is an alarming trend taking shape in the appraisal industry. Appraisal Management Companies are holding payments to appraisers for up to 60 days which is currently permitted by current regulations Sec20-529. The wording of this section actually allows for payment to go beyond 60 days by stating that this can include delivery to its assignee.

It is unfair as many AMCs are filing bankruptcy while a large amount of debt is acquired by appraisers. These people perform work with legitimate expectation of payment. They pay for licenses, gasoline, copies of deeds and field cards, software for appraisal appraisal forms and even software for delivering appraisals.

Many AMCs are actually owned by lenders who have even bragged about how their profit margin has been helped by collecting fees for appraisals.

This bill would help Connecticut appraisers from being victimized by unfair and unscrupulous business practices. I would encourage your passage of 5638.

Respectfully submitted,



Dennis Slopak